

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4383
THE MONDRIAN**

Held on Thursday, June 10, 2004 at 5:30 pm
Within Unit #2503 – 969 Richards Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Jack Wolman Ross Allen Craig Sinclair Dennis Kelli	President Vice-President
REGRETS:	Ed Fontana	Treasurer
GUESTS:	Dave McCurrach	#2306 – 969 Richards Street Vancouver, BC
SENIOR PROPERTY MANAGER:	Kevin D. Green	Crosby Property Management Ltd.

The meeting was called to order by the Strata Council President Mr. Jack Wolman at 5:31 pm.

Mr. Wolman then welcomed all of the Strata Council Members to the meeting, further welcomed the guest in attendance and additionally welcomed the Senior Property Manager Mr. Kevin D. Green representing Crosby Property Management Ltd. All present advised that they looked forward to working with Mr. Green in the future on the everyday dealings of the Strata Corporation.

After a brief review regarding Agenda procedures, the Chair Mr. Wolman then proceeded with the regular business at hand.

Mr. Dave McCurrach, Owner of Unit #2306 – 969 Richards Street, Vancouver, BC then appeared before the Strata Council and advised he wished to become a member of the Strata Council as there were currently two vacant positions at this time.

The Strata Council then entered into a lengthy discussion with respect to this matter and confirmed that currently there were two available positions on the Strata Council due to past resignations and further enquiries had been officially received from three separate Owners noting their interest in becoming a Strata Council Member.

All information was reviewed in detail by the Strata Council with respect to this matter and with the above in mind it was then moved and seconded to officially appoint the following Owners to the Strata Council effective immediately:

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Shelly Prince # 906 – 969
Dave McCurrach #2306 – 969

An appropriate round of applause was then provided to the newly-appointed Strata Council Members and after further review the Chair then proceeded with the regular business at hand.

The Property Manager further noted to the Strata Council that the changeover from Colyvan to Crosby had gone quite well and although there were a few glitches with respect to information received from Colyvan, it was anticipated that there would be no further problems and the changeover was approximately 95% completed at this time.

CARETAKER BUSINESS

The janitorial staff being Dutch Building Maintenance, and Mr. Eddie Jalbert then appeared before the Strata Council upon request as previously done at past Strata Council Meetings and provided a detailed verbal and written report.

Mr. Jalbert's report made reference to on-going maintenance items, concerns with the Strata Corporation's computer and many other miscellaneous items which had been completed and attended to.

The Property Manager reviewed the information along with the Strata Council as presented by Mr. Jalbert and several instructions and general maintenance and informational items were then issued to Dutch Building Maintenance and also to the Property Manager for immediate attention.

There being no additional business with respect to this matter, Mr. Jalbert then thanked the Strata Council and respectfully left the meeting.

The Property Manager noted that he had had recent meetings with the on-site staff from Dutch Building Maintenance and Mr. Eddie Jalbert himself and was currently in the process of evaluating the entire staffing situation within LMS-4383 The Mondrian and would present his findings to the Strata Council in the next few months for review and consideration. The Property Manager also noted that several changes would be implemented with respect to emergency procedures and basic building procedures as deemed appropriate and approved by the Strata Council.

APPROVAL OF THE MINUTES OF MAY 25, 2004

The Strata Council then reviewed the past Council Meeting Minutes as prepared by the Strata Council of May 25, 2004.

It was noted that Colyvan had attended the above-noted Strata Council Meeting but had refused to take Minutes and the Minutes themselves had been prepared by the Strata Council.

There being no errors or omissions, it was then moved and seconded to approve the Minutes of the Strata Council Meeting held on May 25, 2004 as previously circulated. MOTION CARRIED.

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The Property Manager then queried the Strata Council with respect to distribution and approval of Strata Council Meeting Minutes and it was agreed that the Strata Council would approve Minutes prior to them being distributed to the Ownership and additionally would mail all non-resident Owners Minutes and Dutch Building Maintenance would hand deliver every resident within the building a copy of the Minutes.

It was also noted, that when possible, a copy of the Profit and Loss Statement from the monthly Financial Statements would be included with the Minutes for Owners to review.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager noted that he had recently spoken with the Council Treasurer and also had corresponded with Colyvan with respect to the May 31, 2004 monthly Financial Statements, which had not been completed by Colyvan and had not been distributed to the Strata Council.

It was agreed with the above in mind, that the Statements will not be tabled at this time and reviewed at a future Strata Council Meeting.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

A. It was noted that the Strata Council had secured the services of an attorney and issued correspondence with respect to five Owners who had distributed a libellous letter directed at the Strata Council and the Strata Council President. Legal costs to the Strata to resolve this issue amounts to \$292.35. Council intends to table at resolution at the next AGM in an effort to recoup these legal costs from the five subject owners.

B. Small Claims Proceedings

The Strata Council then entered into brief review with respect to strata lot # 17 regarding a \$2,500.00 insurance deductible, which was charged to their strata lot and had not been paid, for costs incurred by the Strata Corporation due to the Owners negligence in respect to a water ingress insurance claim.

After further review, it was then moved and seconded to proceed with appropriate Small Claims proceedings again strata lot # 17 for the above-noted expenditures.

BUSINESS ARISING FROM PREVIOUS MINUTES

A. Council's "Action List"

The Strata Council then reviewed in detail the current Strata Council "Action List" as required. All

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tasks requiring review and attention were discussed and adjusted accordingly and the Property Manager was advised as to his items requiring review, attention and correction.

B. Directives

The Property Manager then referred the Strata Council to a sample "Directives List" contained within the Agenda from another Strata Corporation, which was a template that Crosby Property Management Ltd. used to keep track of all items "in progress" similar to Council's "Action List".

In review of the above, the Council agreed to continue with both lists at this time until amalgamation of them may be necessary.

C. Proposed Meeting Schedule

The Property Manager then referred the Strata Council to a Draft "Proposed Meeting Schedule" as contained within the Agenda. In review of the above, the Strata Council thanked the Property Manager for this level of organization and noted that all appropriate dates were acceptable at this time.

D. Vault Cleaning

The Property Manager then noted that cleaning of the electrical wall being performed by Houle Electric had been scheduled for July 2nd and July 9th.

Owners are advised that there will be intermittent power surges of a minor nature and also lack of power in all of the units on both of the above-noted days throughout the day during the vault cleaning, but unfortunately this is unavoidable and the cleaning itself is absolutely required.

Owners' cooperation and consideration with the above is greatly appreciated by your Strata Council.

E. Mechanical Maintenance

A few items of a mechanical maintenance nature (mechanical exhaust fan maintenance and changing of filters) were then reviewed by the Strata Council via the Property Manager, with respect to quarterly and monthly services being provided by DMS.

The Property Manager noted he would review this matter and present information to the Strata Council at a future meeting.

CORRESPONDENCE

The Strata Council then reviewed several items of correspondence sent to or received to the date of the meeting.

The items of correspondence made reference to insurance deductibles, repairs being completed by On-Side Restoration, Bylaw infractions, Owners' arrears and other items affecting the security and general maintenance of the common property.

The Property Manager was then kindly directed to send appropriate return correspondence as required to

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individual units as required.

NEW BUSINESS

A. Window Cleaning

The Property Manager then referred the Strata Council to a quotation contained within the Agenda for window cleaning.

After consulting the Strata Corporation's Operating Budget, and after noting that window cleaning was required, it was agreed to proceed with the quotation from Champion and have all inaccessible exterior windows cleaned on both buildings and also the townhouses as soon as possible.

B. Warranty Review

The Property Manager then referred the Strata Council to three (3) quotations which had been previously received regarding a Building Envelope Warranty Review for the Mondrian II at 969 Richards Street.

Paying specific attention to price, reliability of contractor, actual work to be done and other matters, it was then moved and seconded to proceed with the quotation from Levelton and have it attended to and commence as soon as possible.

There being no further business it was then moved and seconded to adjourn the meeting at 7:30 p.m.

Kevin D. Green
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office 604-683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.